

TEXAS TRANSPORTATION COMMISSION

DALLAS County

MINUTE ORDER

Page 1 of 1

DALLAS District

In DALLAS COUNTY, on State Highway 161 (SH 161), a designated controlled-access highway, the State of Texas acquired certain land for highway purposes by the instrument recorded under Vol. 86082, Page 2988 of the Official Public Records of Dallas County, Texas, with denial of access to the abutting remainder property as described in the instrument.

Segu D. Jameel, the current owner of the abutting property, has requested designated access to and from the northbound frontage road of SH 161 for proposed access at one location along the property line at a new access point described in Exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

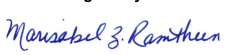
Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety or operation of the existing state highway facility, and designates the new access point described in Exhibit A as a location where ingress and egress are permitted to and from the northbound frontage road of SH 161.

IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Submitted and reviewed by:

Recommended by:

DocuSigned by:  
  
97A2285CBB044E3...  
Director, Design Division

DocuSigned by:  
  
A36629BA547D4BD...  
Executive Director

115922 Dec. 10, 2020

Minute	Date
Number	Passed

EXHIBIT "A"  
RELEASE OF ACCESS

SHEET 1 OF 2  
AUGUST 14, 2020

BEING an Access Line delineating a permitting of access to the highway facility from the adjacent property along State Highway No. 161, situated in the McKinney & Williams Survey, Abstract No. 1058, City of Irving, Dallas County, Texas; and being the common boundary line of the west line of Lot 22, Block C, Greenview Heights Addition, as recorded in Volume 12, Page 121, Map Records, Dallas County, Texas, and the east right-of-way line of State Highway No. 161, as described in Deed to the State of Texas, as recorded in Volume 86082, Page 2988, Deed Records, Dallas County, Texas; said access line being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation right-of-way monument found at the southwest corner of said Lot 22 and also being in the east right-of-way line of State Highway No. 161, said Texas Department of Transportation right-of-way monument at centerline station 751+85, then run North 00 degrees 42 minutes 44 seconds West, along the west line of said Lot 22 and said east right-of-way line of State Highway No. 161, a distance of 44.00 feet to the POINT OF BEGINNING for the access line being described herein (Northing: 6994638.94', Easting: 2424268.56') at centerline station 752+32.

THENCE North 00 degrees 42 minutes 44 seconds West, continuing along said west line of Lot 22 and the said east right-of-way line of State Highway No. 161, a distance of 35 feet to a point for corner at the end of the access line described herein, at centerline station 752+79 from which a 5/8 inch iron rod with yellow plastic cap stamped 'JDJR' found at the northwest corner of said Lot 22 and on the said east right-of-way line of State Highway No. 161 bears North 00 degrees 42 minutes 44 seconds West, a distance of 262.95 feet.

1. A SURVEY SKETCH ACCOMPANIES THIS DESCRIPTION.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FOUND MONUMENTATION NOTED AS (CM) (CONTROL MONUMENT) OF THE PLAT OF GREENVIEW HEIGHTS ADDITION. RECORDED IN VOLUME 12, PAGE 121, M.R.D.C.T. AS FIELD-VERIFIED BY AUTONOMOUS GPS OBSERVATION BASED UPON THE LEICA SMARTNET-GEOD12A, TEXAS NORTH CENTRAL ZONE, NAD83.

AS SHOWN ON TxDOT MAPSHEET NO. 7  
STATE HIGHWAY NO. 161  
FROM: NORTH OF STATE HIGHWAY 183 TO  
NORTH OF BELT LINE ROAD  
ROW CSJ: 2964-01-007  
DALLAS COUNTY, TEXAS  
DATE: DECEMBER 1990



19 AUG, 2020

I, KERRY M. HOEFNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PROPERTY DESCRIPTION AND ACCOMPANYING SURVEY SKETCH ARE BASED ON ACTUAL ON THE GROUND SURVEY MADE IN DECEMBER 2018.

*Kerry M. Hoefner*  
Kerry M. Hoefner, RPLS 4562  
2713 CANTRELL STREET  
IRVING, TEXAS 75062  
2147-714-2340

## RELEASE OF ACCESS

STATE HIGHWAY NO. 161  
McKINNEY & WILLIAMS SURVEY, A-1058  
CITY OF IRVING, DALLAS COUNTY, TEXAS

**JDJR**

PREPARED BY:  
ENGINEERS AND CONSULTANTS, INC.

TBPLS Firm No. 100356-00

ENGINEERS • LAND PLANNERS • SURVEYORS

2500 Texas Drive Suite 100 Irving, Texas 75062

Tel 972-252-5357 Fax 972-252-8958

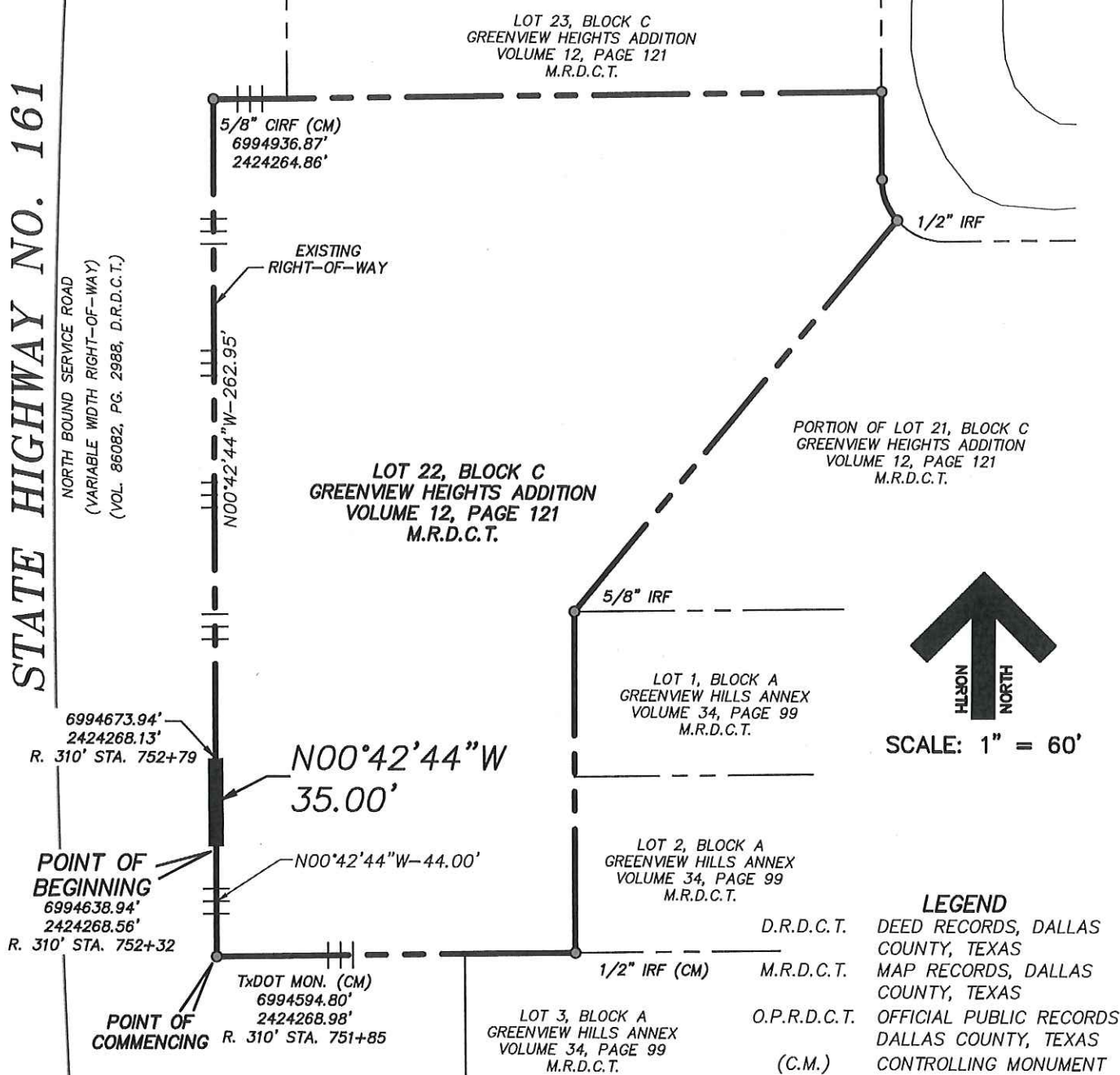
COUNTY: DALLAS  
HIGHWAY: STATE HIGHWAY NO. 161  
ROW CSJ: 2964-01-007

## EXHIBIT "A" RELEASE OF ACCESS

SHEET 2 OF 2  
AUGUST 14, 2020

STATE HIGHWAY NO. 161

NORTH BOUND SERVICE ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 86082, PG. 2988, D.R.D.C.T.)



AS SHOWN ON TxDOT MAPSHEET NO. 7  
STATE HIGHWAY NO. 161  
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McKINNEY & WILLIAMS SURVEY, A-1058  
CITY OF IRVING, DALLAS COUNTY, TEXAS

JDJR

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1069-11-18